

Strata Plan LMS 1866
Council of Commercial Section
288-970 Burrard Street
Vancouver, B.C. V6Z 2R4

AE Electronics Corp.
B11-970 Burrard Street
Vancouver, B.C.
V6Z 2R4

DELIVERED BY HAND

WITHOUT PREJUDICE

April 24, 2012

Attention: Mr. Glen Lum

Dear Sir,

Re: Corrective measures of AE/AEBC's illicit activities
and fulfillment of AE and/or AEBC's obligations.

I. Further to Council's Mar-16-12 and Mar-17-12 letters, and in response to AE/AEBC's calls for fairness and scrutiny of Strata Management obligations, Council has begun the process of reviewing Strata Minutes, AE/AEBC's offensive rhetoric, rogue construction efforts and installations, even seizure of common property and assets, and has also discovered, that a number of AE/AEBC's basement activities have either been quietly carried out without any approval, or conducted despite incomplete, insufficient or illicit approval processes, or in defiance of Strata instructions, and/or in violation with the Strata Property Act (SPA) or Bylaw regulations, which indeed clearly indicates that the Owners of LMS 1866 have not only been unfairly treated relative to projects and activities pursued by AE/AEBC, but that they are also directly being threatened by AE/AEBC, or by looming liability issues arising from tolerating these risky activities.

II. Consequently, the following remedial actions to be implemented either by the Strata, or by AE/AEBC, or in cooperation of Strata with AE/AEBC, as the case may be, include but are not limited to :

1. To be immediately carried out by the Strata, at the cost of owner AE Electronics (AE):

(1) Closure of fire hazard openings in opposing walls in basement Unit B-17, cut by AE/AEBC.
{among others, violations of SPA 71, SB 6; Bylaws 48 (f), (g), and (l) }

- (2) Removal of drywall, cutting off part of B-17, creating blind area without sprinkler coverage.
{among others, violations of SPA 71, SB 6; Bylaws 48 (f) and (l) }
 - (3) Closure of walls and fire-proofing of conduits and pipes at approximately 17 basement locations, left unattended by AE/AEBC.
{among others, violations of SPA 71, SB 6; Bylaws 48 (f), (g), and (l) }
2. To be carried out by AE/AEBC to the satisfaction of and escorted by the Strata, or if not done within the indicated days counted from the date of this letter, to be executed by the Strata, at the cost of AE Electronics :
- (1) Removal of the connection to the Cooling Tower Loop, requested by or on behalf of the Strata in Feb-17-11 and again in Apr-04-11 letters, which still stand and provided ample time of notification and yet remain ignored and countered with threats by AE/AEBC, but now to be carried out within thirty days. Also required is the financial compensation for respective usage over previous years.
{among others, violations of SPA 26, 31, 71, 76, 97, 99, 195, SB 6; Bylaws 48 (f), (g), and (l) }
 - (2) Removal of "AE/AEBC Reception Area & Signage/Lettering" from common Elevator Lobby in basement, and restoration to its original condition within thirty days, as well as financial compensation for use of common property over time.
{among others, violations of SPA 71, SB 6, Bylaws 48 (l) }
 - (3) Transfer of FOB System from AE/AEBC's control to Strata Management under Strata Contractor supervision, at the cost of the Commercial Strata. Total surrender of any controlling or monitoring links by AE/AEBC to/of the Fob System, within 30 days.
 - (4) Total surrender of controlling or monitoring links by AE/AEBC to/of the Camera System, if any remaining.

- (5) Discontinue the use of the Lieberts Coolers, which represent a vibration and noise nuisance in the Nelson side stairway and basement corridors, are presently operated in violation of BC Safety Standards, and are a potential all-time "400 psi, 140°C" hazard, regardless of any safety precautions and installations. Furthermore, the use of these units contravenes SPA Sections 26, 31, 71, 76, 97, 99, 195, SB 6; and Bylaws 48 (e), (f), and (l).

III. To be provided/carried out by AEBC at their expense within thirty days of the date of this notification, effective as indicated above :

Proof and written disclosure of the whereabouts of the 1956 Chief Engineer's Control Panel (the "Control Panel"), as AEBC is obligated to the safe-keeping, preservation, and maintenance of the Control Panel at the instance of its hence conditional removal from basement Unit B-17 by AEBC. Among others, the proceedings and records of Oct-21-2011 Strata Council Meeting have clearly identified our Control Panel as a heritage asset, which indeed is a unique treasure inherited by the Owners of Strata LMS 1866, to be enjoyed, cherished and/or commercially exploited by its rightful Owners. The Council intends to have the Control Panel restored at the site of its original historical place, for which AEBC is fully responsible, or alternatively the Owners to be compensated by AEBC. Furthermore, the removal of the Panel contravenes and/or evokes among others, SPA Sections 26, 31, 71, SB 6; and Bylaws 48 (d), (e), (f), (g), (j) and (l), Bylaw 49 (a), and violates City Bylaw, lacking Electrical Permit.

IV. Violations of the SPA and Bylaws by the basement interest group relate in part to the inexcusable fact of not being aware of these Regulations, and that in turn relates back to AE Electronics Corp's violation of Bylaw 48 (j) a., which requires AE as an owner "... to ensure that their tenant(s) provide(s) the Strata Council with a letter signed by the tenant, in which the tenant agrees it has a copy of the bylaws and agrees to be bound by them . . ." . This Council has uncovered, that this has not happened with three or more of AE Tenants, which also in part explains the lawless historic actions and/or conduct by AE/AEBC and some of their Tenants.

1. Council herewith requests, owner AE Electronics to fulfill within two weeks its obligation, to have its Tenants comply with Bylaw 48 (j) a., and to provide Council with the required letters from all its Tenants, which include but may not be limited to :

- (1) Go 2 Productions;

- (2) Rocket Network, as previously disclosed, occupying as an internet farming Tennant, AE Electronics property;
- (3) AEBC Internet Corp itself, which is actually a tenant and not an owner as being made the Strata believe in word and print on numerous occasions for years now, passing off AEBC as an owner, with all its applications and implications, including liabilities.

Please be advised that the fine for these violations is \$200.00 per violation for a total amount owing of \$600.00 to be paid within 14 days from the date of this letter. Failure to remit payment within 14 days, the fine amount will be applied to your strata lot account. Checks are to be made payable to Strata Plan LMS 1866 Commercial.

2. Council also herewith requests, owner AE Electronics to provide an inventory of their Internet Tenants owning equipment in AE property and renting from AE/AEBC space and/or using internet farming amenities provided by the Strata, and to comply with Bylaw 48 (j) b. submitting to Council the tenant's:

- “
- i. Corporate or individual name, as applicable :
 - ii. The tenant's mailing address outside the Electra building, if any, and
 - iii. Any changes to this information within two weeks of the changes.
- “

and also to apply Bylaw 48 (j) a. requirements to all AE/AEBC Tenants.

3. The Strata Corporation requires AE/AEBC/tenants/advisors/agents to familiarize themselves with the Strata Property Act, the Bylaws, historic events/proceedings, past Council Meetings, posted Minutes, proper approval process, conditions and ratifications, circumstances, correspondence, etc., **in a proactive move** to foreclose futile legal disputes, tacit acceptance claims, unrealistic expectations, premature investments, mute points of discussion, redundant efforts, posturing, dealing with unreasonable or irrational perspectives, **as time and efforts** spent by Councils on AE/AEBC issues, extend already far beyond any reason.

V. As previously pointed out, it becomes increasingly apparent, that Strata property, assets, utilities, services, time and psychological demands on volunteering or hired Management, are not amenable to internet farming and internet broadcasting with all their complex peripheral equipment

requirements, installations, and insatiable growth ambitions, especially in view of constant threats by AE/AEBC – if the Strata does not provide whatever AE/AEBC desires, threats by AE/AEBC and imposed obligations – if something goes wrong with whatever the Strata is providing, **and** threats by potential inherent liability issues, into which the Strata is being drawn by any involvement with risky AE/AEBC projects and/or activities.

VI. Please be again reminded, that AE/AEBC requires time, effort, attention, and 24/7 supervision for two years now, which obviously goes beyond rationality and the capacity of any Strata Council, as AE/AEBC is not supervisable, not controllable, not containable, not sustainable, not accountable, not adherent to any regulations and instructions, in terms of legal, material or human resources and imposed liabilities.

VII. Please consider all posted Strata Minutes and Council's previous communications with AE/AEBC (already in their possession) to be enclosures to and being an integral part of this letter, which also include but are not limited to the following correspondence, dated as:

1. Previous correspondence :

- (1) Feb-17-11
- (2) Apr-04-11
- (3) May-19-11

2. Current letters :

- (1) Mar-02-12 (1-3)
- (2) Mar-06-12 (1-2)
- (3) Mar-09-12
- (4) Mar-15-12
- (5) Mar-17-12

Mandated by the Nov-23-11 Special General Meeting, this Council is striving to carry out Strata management and duties of our Corporation in full compliance with SPA Section 31, in fairness to **all** Owners, free of preferential arrangements and treatments or favoritism, being commanded by SPA Section 26, without any liberty of choice.

Regards,

The Strata Council LMS 1866, Commercial